

Paula Primerano
Town Clerk
Town of Salina
201 School Road
Liverpool, N.Y. 13088
457-2710
www.salina.ny.us

July 10, 2024

State Records and Law Bureau
Department of State
99 Washington Ave.
Albany, New York 12231

RE: Local Law No. 4 of the year 2024

To whom it may concern:

Enclosed for filing in your office is the original of Local Law No. 4 of the year 2024, which was adopted by the Salina Town Board on July 8, 2024 at a regularly scheduled town board meeting. Please provide me with a written receipt indicating that the Local Law was filed with your office. Thank you for your assistance and if you should have any questions, please do not hesitate to contact me.

Sincerely,



Town of Salina

Paula Primerano
Town Clerk

Enc.

CERTIFICATION BY TOWN CLERK OF FINAL
ADOPTION BY LOCAL LEGISLATIVE BODY

I hereby certify that the local law annexed hereto, designated as Local Law No. 4 of the Year 2024 of the Town of Salina was duly passed by the Town Board on July 8 in accordance with the applicable provisions of law.

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated herein above.



Town Clerk Paula Primerano

Date: July 10, 2024



(Seal)

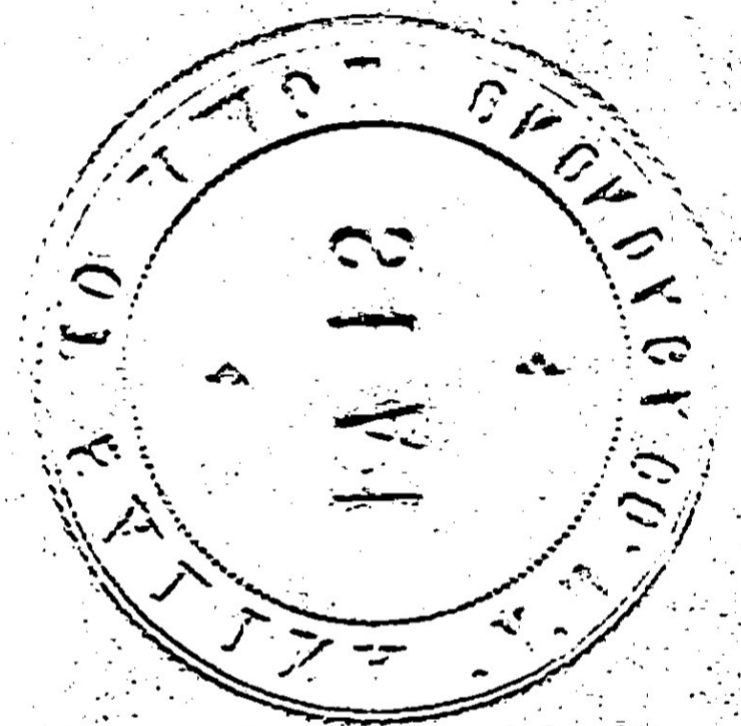
STATE OF ILLINOIS
DEPARTMENT OF REVENUE

NOTICE TO THE PUBLIC
The Department of Revenue has received information that certain individuals and entities have failed to file required returns and pay taxes due. The Department is conducting an audit of these individuals and entities to determine the amount of tax due and to take appropriate enforcement action.

The Department is seeking information from the public regarding any individuals or entities that may have information regarding the above-mentioned individuals and entities. If you have any information, please contact the Department at (618) 218-2000.

Department of Revenue
100 North LaSalle Street
Springfield, Illinois 62762

For more information, visit our website at www.sos.state.il.us



**LOCAL LAW 2024-4, AMENDING CHAPTER 235 OF THE
ZONING CODE OF THE TOWN OF SALINA TO CREATE
AN OVERLAY DISTRICT CALLED THE NORTHERN
LIGHTS PLAZA OVERLAY DISTRICT:**

Be it enacted by the Town Board of the Town of Salina, Onondaga County, New York as follows:

Section 1. Section 235 of the Town of Salina Code be amended to add the following:

§ 235-26. Northern Lights Plaza Overlay District.

A. PURPOSE AND INTENT.

The Town has recognized that there are certain properties, as identified herein this Section, in and in the vicinity of Northern Lights Plaza that have become underutilized, which, thereby depresses the tax base and hinders economic development within the Town. To offset such trend, the Town wishes to provide an alternate and compatible use for these properties to spur economic development within that portion of the Town.

B. NORTHERN LIGHTS PLAZA OVERLAY DISTRICT.

The Northern Lights Plaza Overlay District is comprised of the following parcels by Tax Identification Number:

57-5-5.3.
57-5-11.0.
57-5-15.1.
57-5-15.1/1.
57-5-15.1/2.
57-5-16.1.
57-5-17.0.
57-5-18.0.
57-5-19.
57-5-20.

C. GENERAL REQUIREMENTS.

- (1) Relationship to underlying zone. The Northern Lights Plaza Overlay District is intended to be an overlay zone. All parcels of land within this overlay district retain their underlying zone and are subject to the regulations thereof except as specifically provided for herein. Similarly, other requirements in the Town of Salina Code such as parking and loading requirements shall remain in effect except as modified herein. In the event of a conflict between the requirements of this overlay district and the requirements otherwise specified in the Town of Salina Code, the requirements of this overlay district shall apply.
- (2) An application for redevelopment projects for permitted uses within the Northern Lights Plaza Overlay District shall be submitted for site plan approval by the Zoning Board of Appeals, in accordance with the procedures in Section 235-41, subject to the substantive requirements herein and the express intention to provide flexibility to foster the development of a wide variety of uses within the district. Development projects for special permit uses shall be submitted to the Zoning Board of Appeals, in accordance with the procedures in Section 235-42, and subject to the substantive requirements herein and the express intention to provide flexibility to foster development of a wide variety of uses within the district.

- (3) Where development of multiple parcels is proposed as part of a single application, such parcels shall be treated as a single parcel for purposes of site plan approval and/or special permit approval application.
- (4) Permitted uses. In addition to those uses allowed in the underlying zone, the following uses are permitted in the Northern Lights Plaza Overlay District:
 - a. Health clubs, including commercial recreation centers and gymnasiums.
 - b. Sale or leasing of new or used motor vehicles, including automobiles, powersports vehicles, mobile homes, and recreational vehicles.
 - c. Warehouse, storage, distribution facilities.
 - d. Entertainment centers and attractions.
 - e. Telecommunications facilities, and sales and service centers.
 - f. Multiple residential dwellings.
 - g. Schools, public or private.
 - h. Medical, including urgent care, laboratories, diagnostic centers.
- (5) Special permit uses. The following special permit uses are permitted in the Northern Lights Plaza Overlay District:
 - a. Care homes.
 - b. Outside storage.
- (6) Northern Lights Plaza Overlay District Parking and Loading Requirements.

The following off-street parking requirements shall take precedence over any other parking requirement in the Town of Salina Code within the Northern Lights Plaza Overlay District:

- a. Multiple dwellings: two spaces for each dwelling unit.
- b. Shopping centers: one parking space for each 500 square feet or the aggregate number of parking spaces for each individual use as provided in this Overlay District, whichever is less.
- c. Retail stores not otherwise specified herein: one space for each 500 square feet of gross floor area used for sales purposes.
- d. Furniture stores: one space for each 1000 square feet of gross floor area.
- e. Professional businesses or offices: one space per each 500 square feet.
- f. Hotel; motel: one space per each 1.5 of guest bedrooms.
- g. Entertainment centers and attractions: one space per each 350 square feet.
- h. Health clubs, including commercial recreation centers and gymnasiums: one space per each 350 square feet.
- i. Sale or leasing of new or used motor vehicles, including automobiles, powersports vehicles, mobile homes, and recreational vehicles: one space per each 600 square feet of gross floor area of enclosed building associated with the sale of vehicles.
- j. Restaurant; drive-in restaurant; packaged-food restaurant: one space per each 2.5 seats, plus one space for each employee based upon largest shift size, except that drive-in restaurants shall have one space per each 1.75 seats.
- k. Warehouse, storage, distribution: one space per each two employees based upon the largest shift size.
- l. Schools: one space per each employee plus one space per each two students.
- m. Banks: one space per each 300 square feet.

- n. Medical, including urgent care, laboratories, diagnostic centers: one space per each 200 square feet or five spaces per each five practitioners, whichever is less.
- o. Day-care: two spaces plus one space per each employee.

The following off-street loading requirements shall take precedence over any other loading requirement in the Town of Salina Code:

Gross Floor Area of Structure or Use (square feet)	Minimum Number of Off-Street Loading Spaces
Less than 10,000	0
10,000 to 100,000	1
100,000 to 250,000	2
More than 250,000	4

(7) Northern Lights Plaza Overlay District Dimensional Requirements (Lot requirements)

The following requirements replace any other lot or dimensional requirement in the Town Code as it relates to the Northern Lights Plaza Overlay District:

- a. Minimum lot area: As all parcels within the overlay district shall be treated as one parcel for purposes of development projects, there is no minimum lot area within the Northern Lights Plaza Overlay District.
- b. Minimum lot width: As all parcels within the overlay district shall be treated as one parcel for purposes of development projects, there is no minimum lot width within the Northern Lights Plaza Overlay District.
- c. Maximum Building coverage: 50%.
- d. Minimum front building setback: 0 feet.
- e. Minimum side building setback, each side: 20 feet.
- f. Minimum rear building setback: 20 feet.
- g. Maximum height of structure 50 ft:

(8) Reduced Setback, dimensional and parking requirement relief. The Zoning Board of Appeals, when considering site plan approval or special permit approval for projects within the Northern Lights Plaza Overlay District may reduce or waive the setbacks, dimensional requirements, and/or parking requirements provided herein in accordance with the relevant provisions of New York State law and following consideration of the following: compatibility of adjacent buildings, structures and uses; current setbacks of existing buildings in the district; availability of ingress and egress, including vehicle and pedestrian access; aesthetics; lighting; drainage;

utilities; public safety; and whether the reduced setbacks would foster the intent of the Northern Lights Plaza Overlay District.

(9) Advertising Device and Sign Regulations.

The following provisions are intended to replace the advertising device and sign regulations contained in Section 235-27 of the Town of Salina Zoning Law within the Northern Lights Plaza Overlay District:

- a. Tenant Signage. Each tenant within the Northern Lights Plaza Overlay District shall be entitled to signage in the cumulative amount of up to six (6) square feet per linear foot of that tenant's demised premises.
- b. New Pylon Signage. The owner of the Northern Lights Plaza Overlay District Property may install a new pylon sign up to sixty (60) feet high, and up to one-thousand (1000) square feet in area (subject to any applicable Federal Aviation Administration limitation and any/all other applicable non-Town laws, guidelines and comments). Such sign shall be placed at a location to be determined by the owner (so long as such sign complies with any/all applicable non-Town laws, guidelines and comments), along the NYS Route 11 frontage of the Property. That pylon sign is authorized to be erected in addition to the existing pylon signs which serve the Property.
- c. Existing Pylon Signage. The owner of the Northern Lights Plaza Overlay District may replace one or both of the two existing pylon signs which serve the Property with signs of a similar height and area. Such replacement signs may be positioned in locations to be determined by the owner, based upon the configuration of the Property at the time of replacement, along the northern, western, or southwestern boundaries of the Property (near NYS Route 11, South Bay Road, or the airport exit road), so long as such sign(s) complies with any/all other applicable non-Town laws, guidelines, and comments.
- d. Billboard Sign. The owner of the Northern Lights Plaza Overlay District Property may erect one rooftop billboard sign on the Property, in a strategic location determined by the owner within its sole discretion, subject to New York State Department of Transportation and/or Airport authority approval if required.

(10) Development within the Northern Lights Plaza Overlay District may be phased.

(11) Applicability of Other Town Code Provisions. Notwithstanding anything contained herein this Section to the contrary, the site plan provisions contained within Section 235-41, the special permit provisions contained within Section 235-42, and any/all other Town code provisions not explicitly contradicted herein shall be applicable to the Northern Lights Plaza Overlay District.

WHEREAS, on June 10, 2024, the Town Board held a public hearing regarding the proposed Local Law and received public comment regarding the proposed Local Law.

NOW, THEREFORE, BE IT

RESOLVED, that Local Law 2024-4 is hereby approved and enacted; and be it further

RESOLVED, that the Town Clerk is directed to file Local Law 2024-4 with the Secretary of State within 20 days of the date set forth herein.